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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Landmark/District:	<b>Cleveland Park Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>3615 Newark Street, NW</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>October 27, 2011</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>11-519</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Amanda Molson</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owners George & Nora Stavropoulos, with drawings prepared by Mr. Stavropoulos, request concept approval for front porch reconstruction and a rear addition to 3615 Newark Street, NW in the Cleveland Park Historic District.

**Property Description**

3615 Newark Street, NW was constructed in 1905 for owner W.F. Woolard, with plans prepared by architect B.F. Meyers. The house is a wide hipped roof structure with dormers on the front and side elevations and multi-light windows throughout. The building is clad in pebble sash stucco on the first floor, with wood shingles on the second floor. A one-story side porch is located towards the rear of the house, with enclosed space above, and the rear elevation features an additional porch leading out to the backyard. The houses to each side at 3617 and 3607 currently extend deeper into their lots than the subject property (the Board approved the rear addition to 3607, HPA #04-189, in 2004).

The foundation of the front porch continues to match the porch footprint shown on the 1927 Sanborn insurance map. However, the original porch roof, most of the columns, and much of the railing system were removed some years ago. Based on a 2004 photo of the property taken by the HPO, the roof had already been removed by that time. The bulk of the columns and railing were removed sometime after 2004, likely without benefit of a permit.

**Proposal**

The new owner commendably plans to restore the front porch, reinstating the missing roof, columns and railing while retaining the existing foundation and footprint. The applicants propose to remove the rear wall of the house, and a portion of the side wall where the small porch exists, to prepare for a new rear addition. The side porch would be reconstructed at one-story, extending slightly closer to the side property line, but still set back from the side wall of the front porch and thus a secondary feature.

The new addition would be set back 12" from the side wall of the house on the right side (closest to 3607), with a setback of several feet on the left side (closest to 3617). The addition projects 15'6" from the existing rear wall, and the rear porch extends another 10' in depth. Continuing

the stucco and shingle treatment from the main body of the house, the addition would also feature a dormer on the third floor rear elevation to provide some extended living space at this level.

### **Evaluation**

Reconstruction of the front porch will be a tremendous benefit to the property and to the streetscape. The remaining columns and railing, the 2004 photo of the property, and other similar properties in the neighborhood provide ample clues about the original design. The reconstructed porch, as shown in the plans, is a very close match to the original porch. Details of the replacement columns, specifically with regard to their width, should be specified in the final construction drawings; the columns shown in the plans appear to be more substantial in girth than those that remain on the porch.



Photo by the HPO (2004), showing remaining front porch elements

Although the new addition continues the material and fenestration treatment on the main body of the house, the applicants have utilized side setbacks to provide some architectural separation between the original house and the new addition. The third-floor dormer on the rear elevation of the addition suitably steps down in height from the main roof ridge to further establish a

hierarchy between the original main block and secondary addition. The addition would bring the rear plane of the house roughly to the overall depth of 3617 and still quite a bit shallower than 3607. The overall height and massing of the addition, as well as the materials used, are consistent with the character of rear additions in Cleveland Park.

Though not included in this current set of plans, the owner has expressed interest in removing the carport currently blocking street views of the property's early garage. The carport was constructed in 2004 by a previous owner who did not obtain the required permit. After being cited by the HPO, that owner appeared before the Board in March of 2004 to request approval for an after-the-fact permit. Approval was granted with some modifications to the as-built structure, but it remains an unfortunate addition to the property. The HPO would welcome and encourage removal of the carport as part of the current project or in the future, approval for which could be handled at without further Board review.



Photo by the HPO (2004), showing unpermitted carport mid-construction

### **Recommendation**

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.